

9400004

INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Zeltman Horse Stables Survey Number: HO - 640
Project: MD 100 from US 29 to I-95, wetland mitigation Agency: FHWA/SHA
Site visit by MHT Staff: X no yes Name Date
Eligibility recommended Eligibility not recommended X
Criteria: X A B X C D Considerations: A B C D E F G None
Justification for decision: (Use continuation sheet if necessary and attach map)

Based on the information provided by SHA, this property does not meet any of the criteria for listing and lacks integrity. The farmstead, which appears to have originated in the late 19th century, consists of a turn-of-the century house and barn and numerous later outbuildings. The main buildings of the complex, the frame, gable-roofed, L-shaped house and frame bank barn are without architectural distinction. The house has undergone a number of alterations over the years. The property is not known to have been associated with anyone of note and does not appear to have any significance in the area of agriculture. The property is located in a rapidly developing area which would not constitute an historic district.

Documentation on the property/district is presented in: Inventory form HA - 640

Prepared by: Rita Suffness, SHA

Elizabeth Hannold February 28, 1994
Reviewer, Office of Preservation Services Date

NR program concurrence: X yes no not applicable
R. Anderson 3.1.94
Reviewer, NR program Date

cmg

Survey No. HO- 640

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

☐ Eastern Shore (all Eastern Shore counties, and Cecil)
☐ Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
☒ Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
☐ Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

☐ Paleo-Indian 10000-7500 B.C.
☐ Early Archaic 7500-6000 B.C.
☐ Middle Archaic 6000-4000 B.C.
☐ Late Archaic 4000-2000 B.C.
☐ Early Woodland 2000-500 B.C.
☐ Middle Woodland 500 B.C. - A.D. 900
☐ Late Woodland/Archaic A.D. 900-1600
☐ Contact and Settlement A.D. 1570-1750
☐ Rural Agrarian Intensification A.D. 1680-1815
☐ Agricultural-Industrial Transition A.D. 1815-1870
☒ Industrial/Urban Dominance A.D. 1870-1930
☐ Modern Period A.D. 1930-Present
☐ Unknown Period (☐ prehistoric ☐ historic)

III. Prehistoric Period Themes:

☐ Subsistence
☐ Settlement
☐ Political
☐ Demographic
☐ Religion
☐ Technology
☐ Environmental Adaption

IV. Historic Period Themes:

☒ Agriculture
☒ Architecture, Landscape Architecture, and Community Planning
☐ Economic (Commercial and Industrial)
☐ Government/Law
☐ Military
☐ Religion
☐ Social/Educational/Cultural
☐ Transportation

V. Resource Type:

Category: Buildings

Historic Environment: Rural

Historic Function(s) and Use(s): Dwelling, Agricultural

Known Design Source: na

Jacob Zeltman Farm (HO-640)
Ekkridge, Howard County

FRAMEWORK FOR IDENTIFYING COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont (Howard County)

Chronological/Developmental Period(s):
Industrial-Urban Dominance (1870-1930)

Prehistoric/Historic Period Theme(s):
Agriculture
Architecture

Resource Type:

Category: Buildings

Historic Environment: Rural

Historic Function(s) and Use(s):
Domestic/single dwelling residence
Agriculture/subsistence/animal facility/barn

Known Design Source: Unknown

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. HO 640

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Jacob Zeltman Farm

and/or common Zeltman Horse Stables

2. Location

street & number 6442 Montgomery Road (Now on Marshalee Lane) ☐ not for publication

city, town Elkridge ☐ vicinity of congressional district First

state Maryland county Howard

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Mr. George Zeltman

street & number 6442 Montgomery Road telephone no.: 410 796 0709

city, town Elkridge state and zip code Maryland 21227

5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse liber 699

street & number folio 308

city, town Ellicott City state Maryland

6. Representation in Existing Historical Surveys

title N/A

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. HO 640

Condition

☐ excellent

☐ good

☒ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☐ unaltered

☒ altered

Check one

☒ original site

☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

SEE ATTACHMENT

8. Significance

Survey No. HO 640

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	ca. 1900-1980	Builder/Architect	Unknown
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check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

SEE ATTACHMENT

9. Major Bibliographical References

Survey No. Ho 640

Personal communication with George Zeltman, Alma Zeltman
Land Records; Historic Site Forms (Howard County)
for Marshalllee (HO 366) and Rowles House (HO 530)

10. Geographical Data

Acreage of ~~invented~~ property 15.5 acres

Quadrangle name Savage

Quadrangle scale 1:25,000

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Rita Suffness, Leader, Cultural Resources Group

organization Maryland State Highway Administration date December 7, 1993

street & number 707 N. Calvert Street telephone 333-1183

city or town Baltimore state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
SHOP/DHOD
123 COMMUNITY PLACE
CROFTSVILLE, MD 21032-2023
301-7600

Jacob Zeltman Farm (HO-640)
Continuation Sheet 7.2
Description

This dilapidated property, composed of two possibly turn-of-the-century buildings and nine outbuildings dating to the last fifty to sixty years, is currently utilized for stabling horses by George Zeltman. It is reached by means of Marshallee Road, part of a network of dirt roads running south from Montgomery Road. This road serves a number of contemporary dwellings and a subdivision development (Marshallee Estates) under construction on its northern edge. This property, probably originating in the late nineteenth century, had been occupied by tenants for some time when it was purchased by the parents of the current owner, George Zeltman, in 1915 from Mr. Bealmear. Part of approximately 130 acres purchased in various transactions by the Zeltman's around that time, it was utilized by the owners for truck farming with the cultivation of peas, beans and potatoes. Decimated over the years, the property now comprises 15 1/2 acres, with private individuals maintaining their horses on the site by renting stable space and pasturage from the owner.

The Zeltman's accumulated a few tracts of land in the second decade of the twentieth century. These tracts had originally been on the periphery of three large estates in the area: Lyndwood, a.k.a. Marshallee (HO 366); Troy (HO 44), and the Rowles House (HO 530), which was built on a part of Troy. The 15 1/2 acre parcel currently owned by George Zeltman is a small remnant of the 201 acres of land called "Troy", "Troy Resurveyed", "Addition to Troy" and "Herbert's Care", which was owned by William Rowles in the last quarter of the nineteenth century, and which was sold off in numerous small parcels. The Zeltman dwelling on the property may have originated as a tenant house while still owned by Rowles prior to 1891, or, more likely, was built by Edward and Florence Bealmear on the 61 acres they purchased from Rowles at that time. It had been utilized by tenant farmers for sometime, and was in very poor condition, when purchased by Jacob Zeltman in 1915.

The building complex is located on a rise well above the floodplain formed by an unnamed intermittent tributary of Shallow Run. The dilapidated and run down appearance of the complex is exacerbated by the presence of many rusting hulks of old vehicles and trailers and piles of rubbish. The agricultural and domestic outbuildings, mostly constructed in the last fifty to sixty years, are clustered around a modest, three-bay wide frame farmhouse which crowns the knoll. This structure is ell shaped, with the main block oriented southward toward I-95, which traverses the lower fields, which are in pasture.

The gable roof, clad with asphalt shingles, parallels the plane of this principal elevation. The dwelling, constructed on a stone foundation and clad with horizontal wood siding, features cornerboards and boxed cornices, with a full width, one-story porch sheltering the center entrance, the secondary new entrance on the west and window on the east. The entry has a three part

Jacob Zeltman Farm (HO-640)
Continuation Sheet 7.2
Description

narrow transom, and small two light sidelights above solid panelled sections on either side. Simple brick chimneys are located inside each of the end walls. The fenestration consists of six-over-six lights on the south elevation, with a single two-over-two light in the lower level of the west end wall, and a six-over-six light in the lower level of the east wall.

A two story, gable roofed ell, two bays deep and one bay wide, is centered on the north wall of the main block. A one story, partially enclosed, shed roofed porch was constructed in the east inner angle of the main block and ell. One six-over-six light is located in the east bay of the north wall of the ell on the first level. On the east elevation of the ell one doorway accesses the kitchen, whereas another provides inner circulation from the kitchen to the enclosed portion of the side pantry. One window, located at the second level, is centered on the east wall and has six-over-six lights. On the west wall, a doorway in the north bay provides another outside entrance to the kitchen wing. A two-over-two light is located in the same level in the adjacent bay, whereas a six-over-six light sash window is centered on the void between the two openings below it.

Because of considerable damage incurred by the west wing of the main block in an electrical fire, much of that portion of the structure was rebuilt, accounting for the seam in the cladding on the principal elevation. A large bathroom was constructed in the lower level of that part, with a new door constructed in the west bay to access it. A frame shelter was constructed in the west end wall over the bulkhead entrance to the basement at the same time.

Only one structure dates to the same general period of the dwelling, a large frame bank barn located southwest of the dwelling. With a fairly new metal roof and vertical siding, plus numerous replacement framing members on the inside, it is banked into a hill on the northeast with overhanging forebays confined to the west end. Earthen ramps are located on both the north and south flanks of the gable roofed structure, allowing access to the threshing floor in the center through large roller doors entered on both sides. In recent years a number of metal roofed sheds have been constructed off of the southwest corner of the barn at a lower level to provide shelter for horses, which are cared for entirely by their owners in rented spaces.

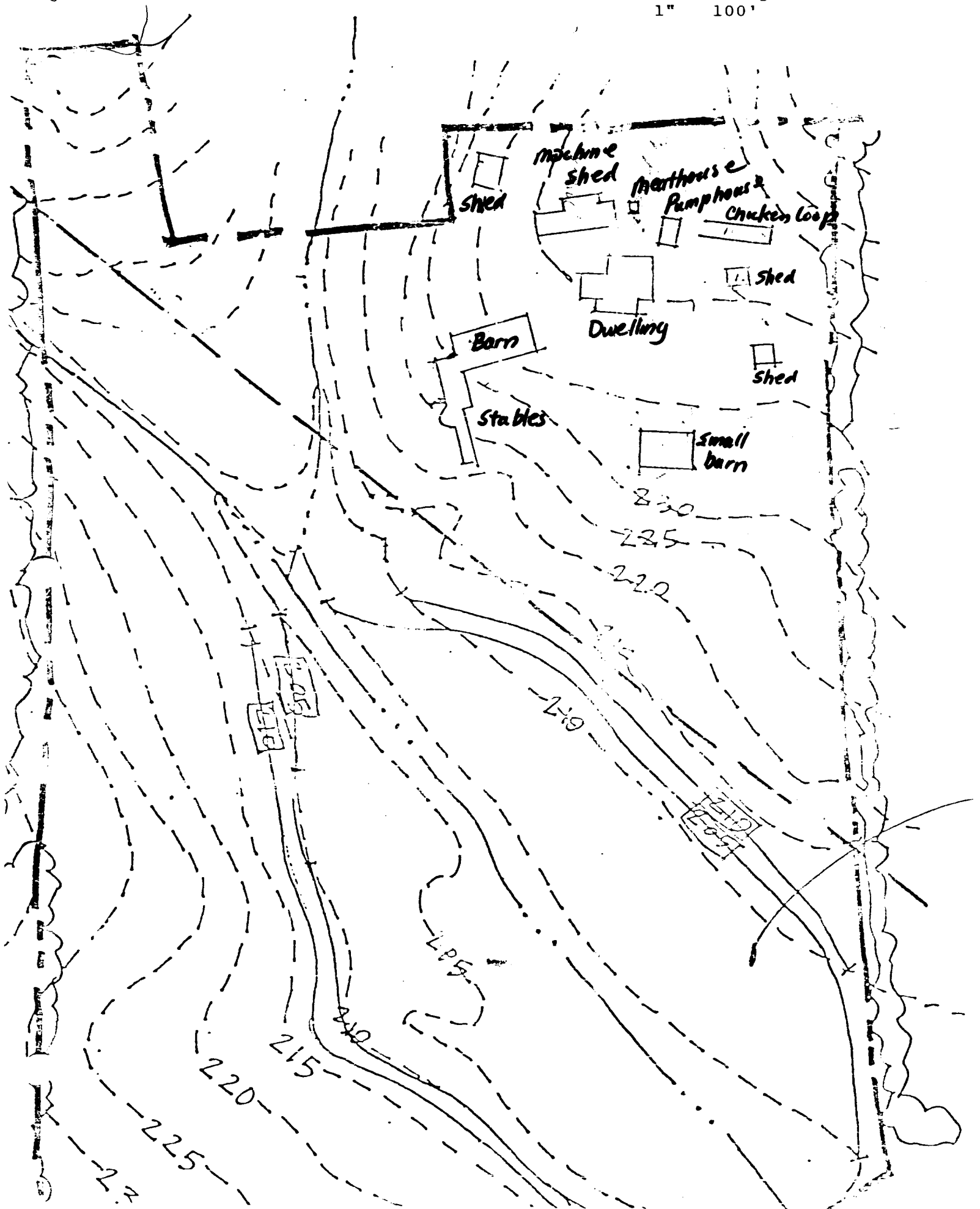
All of the remaining frame outbuildings have been constructed within the last five or six decades. A machine shed is located northwest of the house, with a smokehouse and pump located immediately to the east of it. A chicken house, a small barn, and numerous sheds comprise the remaining structures.

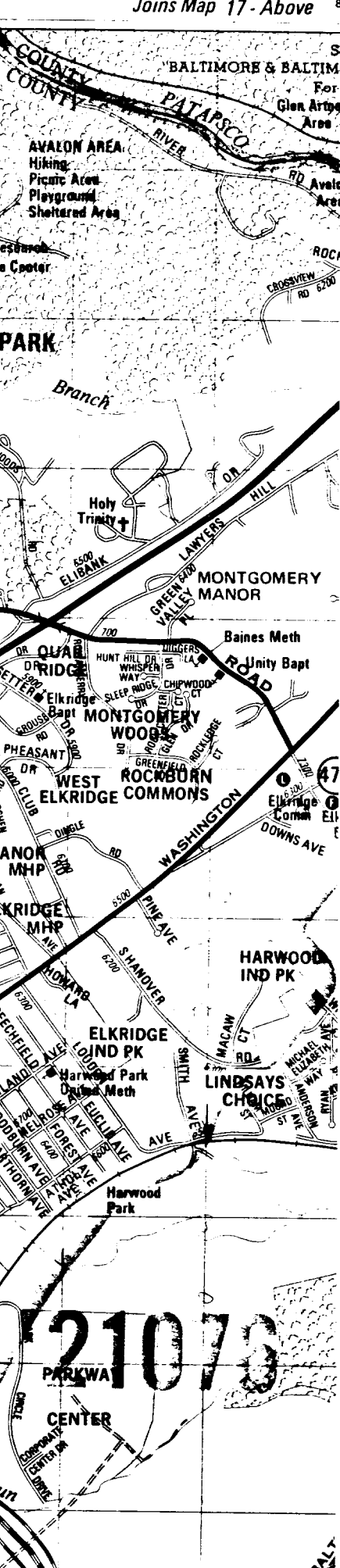
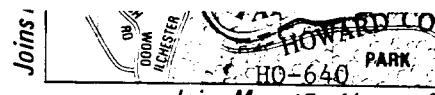
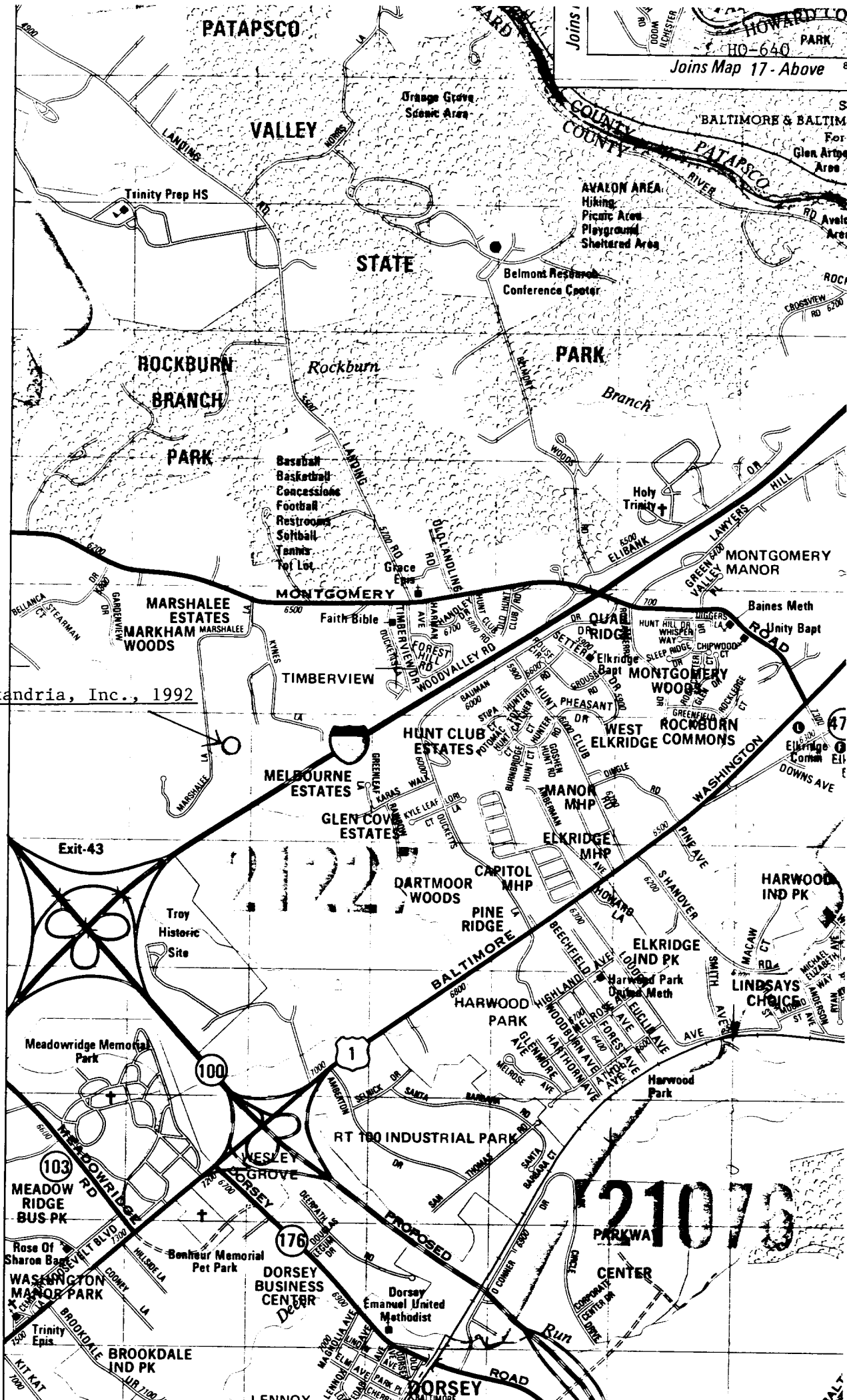
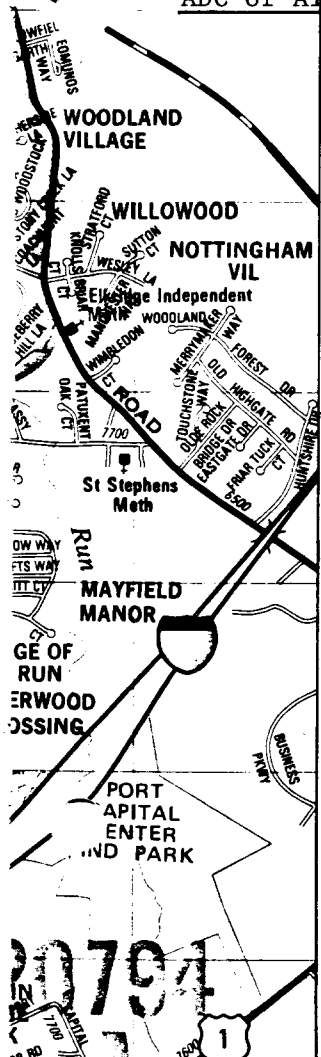
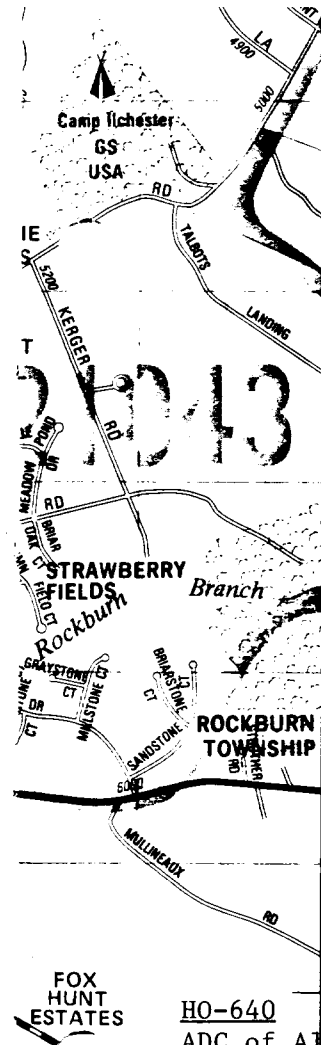
Jacob Zeltman Farm (HO-640)
Continuation Sheet 8.2
Statement of Significance

This modest property, originating as a late nineteenth century farm, but currently composed of buildings constructed in the last five or six decades, has lost considerable integrity. Not only has it been subjected to a radical reduction of the acreage to about one-eighth of its former size, but construction of a housing subdivision is occurring on its northern flank, along with isolated modern buildings on its periphery. The principal building on the site, an ell shaped frame dwelling, has been subject to considerable alteration as the result of an electrical fire, requiring the re-construction of much of the west end of the main block. A bathroom was constructed at that time in the west bay, with a window replaced by a door in the principal elevation.

The property is currently being utilized for the boarding of horses, and has not been used for cultivation, its original function, for some time.

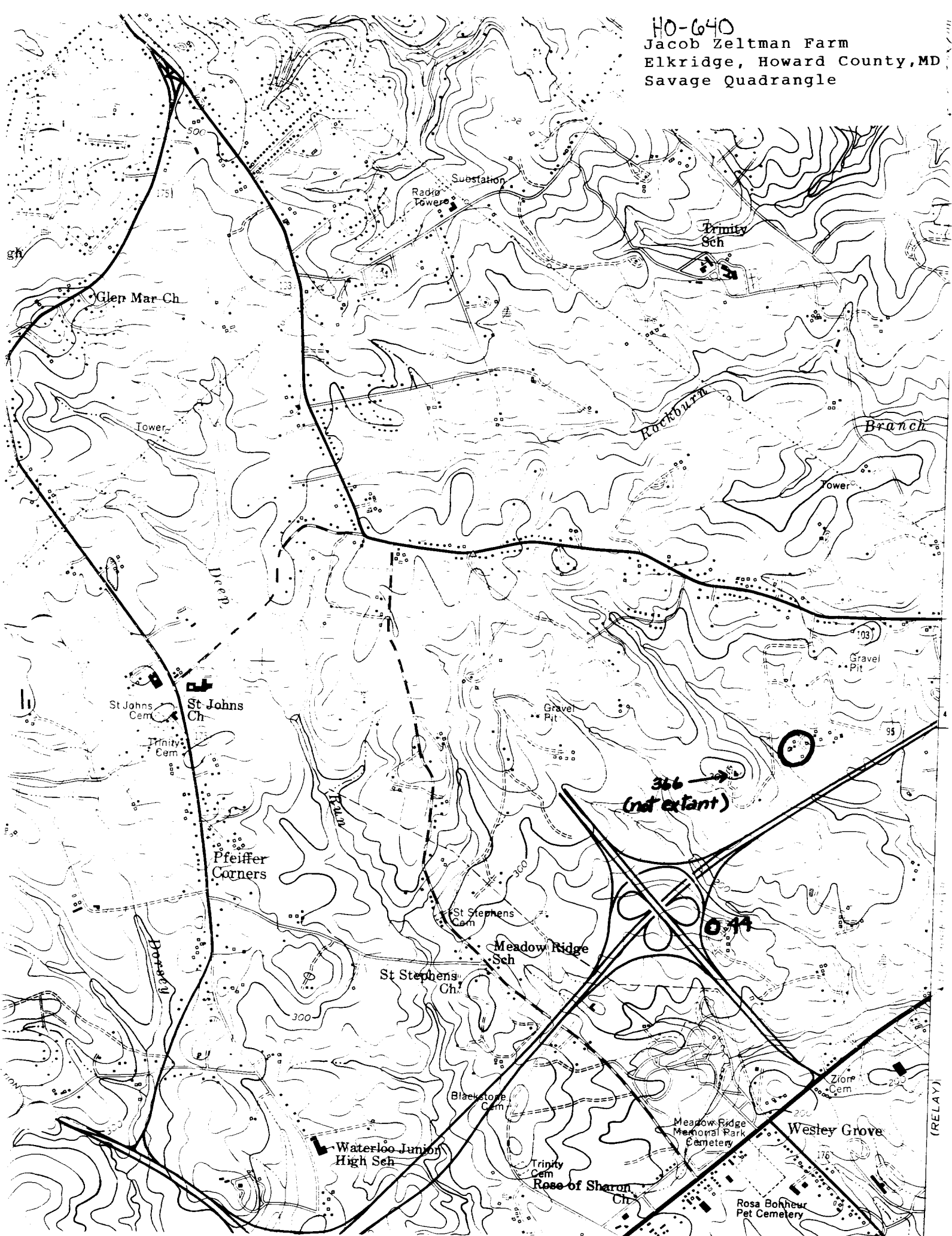
Built on a very small, peripheral and insignificant remnant of the Troy estate, sold by Anthony Johnson to William Rowles in 1857, then largely liquidated by Rowles in numerous transactions between 1861 and 1913, the property has no significant historical connections which would warrant its being included in the National Register of Historic Places.





HO-640

Jacob Zeltman Farm
Elkridge, Howard County, MD
Savage Quadrangle





HO-640



Zeltman Horse Stables
Howard Cty, Md
Suppress NOV 1993
Neg. at Md. State Hwy
Administration
Travelling
Souther (Principal) / Accord
1/10



HO-640



N



Alma, Howard St. 100
Howard City, Md
Suppression Nov, 1993
Dwelling
SW Corner
NEO AT MD. state
Highway
Administration
2/10



HO-640

Kodak

NOV 1993

Kodak

NOV 1993

Zeffman Horse Stables
Howard City Md
Suftress 11/93
NEG at MD. State
Hwy Admin
Dwelling
New Windsor - South
(Princeton) Facade
3/10



HO-640

Kodak

NOV 1993

- Altman Horse
Stables
Howard Cty Md
Supper, "1963
reg at Md. State
Highway Admin
Wagon Shed, ca. 1960

21/10



HO-640

Kodak
V-1993

Kodak
NOV 1993

Zeeman Horse Stables
Howard Cty rd
Suffern NOV 1993
Nex at MD State
Highway Admin
Dwelling, NW corner

51W



HO-640



Zitman Horse Stable
(Howard Clymel
Suffren / Nov. 1993
key at MD state Hwy
Administration
N. Elmer. Jell. Daelling
6/10



HO-640

Kodak

NOV 1993

Zetseran Horse Stable
Howard (by md
Suffern 11/93

neg at mo. state
Highway Administrator
Dwelling, East Elevation

7/10



HO-640



20 Arran Horse Stable
Suffern Nov, 1993
Howard Co Md
Reg at MD state
Highway
Administration
Farm, NE Corner
20



HO-640

Kodak

NOV 1993

Kodak

NOV 1993

Zeltman Horse Stable
Howard Cty Md
Suffern, Nov. 1993
reg at Md. State
Highway Admin.

Edin, So Corner
9110



HO-640

Teltman Horse Stables
Howard City, Md
Suffern, 11/43
now at Md. State
Hwy. Administration
Machine Shed, Meat House,
Pumphouse, ca 1935 -
10/11 1960